

Brentwood Planning Board

Minutes

June 16, 2016

Members Present: Bruce Stevens, Chairman Mark Kennedy
Steve Hamilton Matt Bergeron
Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00

The manifest was signed.

Motion made by Stevens, 2nd by Bergeron to give St. Hilaire voting rights: all were in favor.

7:00 Public Hearings

Continued Hearing – Site Plan Review: Catapano: senior housing development – tax map 212.034

Christian Smith and Timothy Stone were present on behalf of the applicant this evening. There were no abutters present. Smith said he researched the volume of fire cisterns with regards to the useable water, and found they are designed for “useable water”, and actually have 32,000+ gallons, and the useable water is 31,000+, so they will not need a waiver for the cistern. He will bring this information to the Fire Inspector, Jon True. Smith said they are requesting two waivers, one to reduce the pavement width from 24 to 22 feet, and the configuration of the cul-de-sac. Stone said the transmissivity of the aquifer in this area is very low, and with the low usage in this type of development, they would like to focus just on the nitrate loading. Greenwood said he feels that a detailed hydrogeological study is not necessary for this particular project, but it is up to the Board.

Motion made by Kennedy, 2nd by Hamilton to not require a hydrogeological study, except for the nitrate loading information: all were in favor.

Motion made by Kennedy, 2nd by Hamilton to grant the waiver request from Subdivision Section 6.6 to allow a modified cul-de-sac, where a 100’ radius is required: all were in favor.

Smith said the request for the change in the cul-de-sac will still accommodate the largest fire apparatus.

Motion made by Kennedy, 2nd by Hamilton to grant the waiver request to allow 22 wide feet of pavement, down from 24 feet (same as Kennedy Circle): all were in favor.

Smith will address any of town engineer Steve Cummings’ outstanding issues, and will meet with fire inspector Jon True.

Motion made by Stevens, 2nd by Hamilton to continue this hearing to July 7 at 7:00 pm: all were in favor. Smith thanked the Board for their time this evening.

New Hearing – Amendment to a Previously Approved Site Plan: Brentwood Park, LLC, tax map 209.014.

Paperwork is in order and abutters legally notified from the list provide by the applicant.

Motion made by Stevens, 2nd by Bergeron to accept the application: all were in favor.

Applicant Dave Roberts was present and said he is proposing to have a coffee kiosk within the approved display area, and also have a brew pub in his existing building in the front. The kiosk is not a permanent structure and is 12 x 16 and

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will sit on the ground. The hours of the kiosk will be 5 am to 12 noon. He provided a sketch that shows the drive and direction of traffic, saying this is located 125 feet back from the highway. The brew pub will be open from noon to 11 pm, the coffee will be brewed in the brew pub and brought to the kiosk.

Fire Inspector Jon True provided a comment letter that was reviewed at this time, and Stevens said both the fire department and the building inspector would be involved with the pub.

Motion made by Stevens, 2nd by Hamilton to approve the use of the kiosk, and to conditionally approve the brew pub, contingent upon the following:

1. The use shall meet NFPA codes as adopted by NH, and required town inspections
2. The hydrant shall remain clear per plan at all times.

Motion carried by unanimous vote. Greenwood will prepare an affidavit to be recorded at the registry. Roberts thanked the Board for their time this evening.

Motion made by Stevens, 2nd by Bergeron to approve the June 2 minutes: all were in favor.

Motion made by Hamilton, 2nd by Kennedy to adjourn at 8:15: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board